

## **Hall & House PUD ORDINANCE**

### **EXHIBIT 5**

#### **Summary of Issues Raised at June 4th, 2012 APC Public Hearing**

**Case No.** 1206-PUD-06

**Petitioner** Hall & House

**Description** Hall and House, LLC requests a public hearing for the rezoning of 13.38 acres from EI to Hall and House PUD.

1. Does the proposed Hall and House PUD meet the requirements of the WC §16.04.190 Planned Unit Development District?

Response: The Planned Unit Development District Ordinance, unless deemed superfluous by the Community Development Director, requires a concept plan, traffic study, and a brief report of a neighborhood meeting for each new development. The petitioner has supplied a concept plan as well as potential site layouts and is not required by the Community Development Director to show phases of development, traffic studies, or a report from neighborhood meeting for this site. A traffic study was conducted by INDOT for the future intersection of Westfield Business Park Road and SR 32 and a traffic light will be installed with the future improvements for the US 31 Freeway Project.

2. Are the proposed permitted uses of the PUD desirable in this area and compatible with the Comprehensive Plan?

Response: The proposed uses are all permitted under the underlying General Business (GB) zoning classification with the following exceptions; "Gas Stations" are permitted as a special exception in GB, "Comic Shops" are not contemplated in the zoning ordinance, and "Wearing and Accessory Shops" are permitted in Local Business (LB) District.

The Comprehensive plan labels this area as an "Employment Corridor" and the types of uses are to be employment generating in nature. The Comprehensive Plan does acknowledge retail uses that are subordinate to and supportive of office and service uses, as acceptable. The S.R. 32 Overlay has a five thousand (5,000) square feet minimum gross floor area requirement and the decision to lower that requirement is to be considered on a case-by-case basis.

3. Are gas stations prevented from being located in a wellhead area?

Response: The wellhead ordinance standards are in place in order to reduce the risk of contamination in that specific time of travel zone. These standards were adopted as a suitable measure to protect a wellhead in the 1 or 5 year TOT zone. Gas Stations are permitted in the five year TOT zone.

4. What would development look like with the complicated site layout and land development constraints for the site?

Response: The Petitioner has created two conceptual site layouts to illustrate what potential development could look like in the PUD. (See exhibit 4)

5. How do the Hall and House PUD setbacks (30 ft along SR 32 and Westfield Park Drive, 20 feet side and rear setback from ROW) setbacks differ from other commercial PUDs along SR 32 in Westfield?

Response: The following is a list of setbacks from Commercial PUD's which border SR 32 in Westfield:

#### **Springmill Trails**

Min setback requirements from 32 ROW:	Article 4.2: Market Center District	Article 4.3: Mixed Use
Front yard	Subject to 32 overlay	Subject to 32 overlay
Side yard	20ft	20ft
Rear yard	20ft	20ft

#### **Oak Ridge Point**

Min Setback requirements:	ORP- Commercial District 1	ORP- Commercial District 2	ORP Commercial - District 3
Front Yard	30ft on SR 32 (20 feet other)	30ft on SR 32 (20 feet other streets)	30ft on SR 32 (20 feet other streets)
Side	20ft, (0ft) for interior lot line	20ft, (0ft) for interior lot line , 10ft if next to district 3	20ft (0ft) for interior lot line , 10ft if next to district 3
Rear	20ft, (0ft)for interior lot lines	20ft, (0ft) for interior lot line, 10ft if next to district 3	20ft, (0ft) for interior lot line , 10ft if next to district 2

## **Maple Knoll**

In the employment district, no building shall be closer than 30 feet along SR 32.

- Side Yard – 0 feet
- Rear Yard – 0 feet

## **Oak Manor Commercial Area**

- External streets- a minimum of 40 feet from ROW of SR 32.
- Side Yard- internal buildings shall have no minimum
- Rear Yard- minimum of 20 feet

6. Why are building setbacks different from the required buffer yards on the concept plan?

Response: The concept plan shows the most limiting restriction for setback and buffers to illustrate the extent of the buildable area for the lot. If a buffer is more restrictive than a setback then the buffer will be shown on the concept plan.

7. How will the Monon and the Westfield Park Road extension operate from a pedestrian standpoint?

Response: The revised concept map shows the future Monon Trail extension and intersection with SR 32. A street light will be installed to handle traffic at this intersection. However, the intersection of SR 32 and Westfield Park Road is not in the Hall and House PUD.

8. What is the feasibility of a hotel being located in this location?

Response: The revised concept plan illustrates how a hotel could be situated on the 4.82 acre Block "B". For comparison purposes, the following is a list of hotels with acreage for the Meridian Corridor along the US 31 Meridian Corridor to I-465.

1. Jameson Inn - 10201 N Meridian St.: 3.0 acres
2. Double Tree by Hilton Guest Suites - 11355 N. Meridian St.: 3.92 acres
4. Hilton Garden Inn- 13090 North Pennsylvania St.: 3.9 acres
5. Courtyard- 10290 North Meridian St.: 3.65 acres
6. Residence Inn- 11895 Meridian St. N: 2.99 acres
7. Hampton Inn-12197 N. Meridian St.: 1.87 acres